

Minutes of Public Hearing Lanesborough Zoning Board of Appeals January 14, 2020

Members Present: Kevin Towle, Chair, Barb Davis-Hassan, Recording Secretary; Members Ron Tinkham and Bill Matthiesen Absent: Betsy Bean

Meeting Called to order at 7:00 p.m. with the Chair indicating there is a quorum.

- 1) The Chair opened the meeting indicating that this meeting was a continuation for the applicant, Timothy Graham, for property located at 199 Narragansett Avenue, requesting a special permit under Section VI(A)(4)(b) "Non-conforming Uses and Structures" and other applicable sections as may be determined of the Lanesborough Zoning Bylaws to construct a new garage and accessory dwelling unit (ADU) with the front property setback.

Chair, Kevin Towle, explained that the Special Permit application for the ADU's intent of the Planning Board was the entire structure and not what came through at the Town meeting, which was only the living section considered (the ADU).

- 2) The meeting then opened up to the applicant: Representing the applicant was McKenzie Collins attorney at Cain, Hibbard, and Myers, PC. Mr. Collins presented his statement on behalf of his client (copy attached). Mr. Collins presented a redesigned ADU behind the garage with no effect on neighbor's views. The entire structure will be 18' x 54' one (1) story with most being the garage. The living space would be 415 S. F. The Chair, Kevin Towle, brought up that the structure for the ADU was actually proposed to be 432 S. F. (18' x 24'). The applicant indicated that the ADU will be changed to 18' x 21' or 378 S. F.
- 3) Abutters were then asked to present their input. None in attendance. The applicant indicated that he did reach out to the abutters on his own.
- 4) Kevin Towle presented a procedural recommendation: a) ADU – we could approve the applicants revised presentation as long as the ADU was subordinate in size to the existing residence. B) garage component – the garage meets components of the existing bylaws.
- 5) A motion by Bill Matthiesen to approve the ADU Special Permit application with the ADU not to exceed 419 S. F. Seconded by Ronald Tinkham. Unanimously approved.
- 6) A motion made by Barb Davis-Hassan, to recommend to the Building Inspector to support issuance of a building permit for an 18' x 30' building (See Attachment) at 199 Narragansett Avenue Lanesboro MA. Second by Bill Matthiesen. Unanimously approved.

This hearing was closed at 7:40 p.m. by Chair Kevin Towle. He then explained the appeal process and the recording process to the applicant.

A motion was made by Bill Matthiesen to approve the November 5, 2019 minutes with changes. Motion seconded by Barb Davis-Hassan. So moved

A motion was made by Barb Davis-Hassan to approve the December 10, 2019 meeting minutes, seconded by Bill Matthiesen. So moved.

The next meeting of the ZBA was set for February 4, 2020 at 6:00 p.m.

Motion to adjourn at 8:08p.m. by Bill Matthiesen. Seconded by Kevin Towle.

Respectfully submitted

Barb Davis-Hassan, ZBA Member  
Recording Secretary